130.0	0001	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,289,500 / 1,289,500
					USE VALUE:	1,289,500 / 1,289,500
					ASSESSED:	1,289,500 / 1,289,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHULTZ NEIL J/CHRISTINA L
Owner 2:	
Owner 3:	
Street 1:	48 ACADEMY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NOLDEN THOMAS & SANDRA -
Owner 2:	-
Street 1:	48 ACADEMY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .456 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 2421 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19876.000	466,300		823,200	1,289,500
Total Card	0.456	466,300		823,200	1,289,500
Total Parcel	0.456	466,300		823,200	1,289,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.63 | /Parcel: 532.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84198

GIS Ref

GIS Ref

Insp Date 05/11/18

!10183!

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	466,300	0	19,876.	823,200	1,289,500		Year end	12/23/2021
2021	101	FV	452,400	0	19,876.	823,200	1,275,600		Year End Roll	12/10/2020
2020	101	FV	452,400	0	19,876.	823,200	1,275,600	1,275,600	Year End Roll	12/18/2019
2019	101	FV	337,000	0	19,876.	868,900	1,205,900	1,205,900	Year End Roll	1/3/2019
2018	101	FV	380,500	0	19,876.	640,300	1,020,800	1,020,800	Year End Roll	12/20/2017
2017	101	FV	380,500	0	19,876.	612,800	993,300	993,300	Year End Roll	1/3/2017
2016	101	FV	380,500	0	19,876.	567,100	947,600	947,600	Year End	1/4/2016
2015	101	FV	360,000	0	19,876.	475,600	835,600	835,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:15:05

LAST REV

Date	Time
08/25/18	13:08:13
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10183

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLDEN THOMAS &	44092-381		11/15/2004		850,000	No	No		
STEPHENSON ROBE	27584-240		8/18/1997		436,500	No	No		Y

USER DEFINED

Prior Id # 1:	84198
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	HS	Hanne S
2/12/2009	Meas/Inspect	372	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
1/14/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	243	PATRIOT
7/29/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19876		Sq. Ft.	Site		0	90.	0.46	10			Topo	-10					823,187						823,200	

Total AC/HA:	0.45629	Total SF/SM:	19876	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 823,187	Spl Credit	Total: 823,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12683916
Const Adj.:	1.00989902
Adj $ / SQ:	147.939
Other Features:	101750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572845
Depreciation:	106549
Depreciated Total:	466295

COMMENTS

1/2 BMT IS CRAWL sink in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

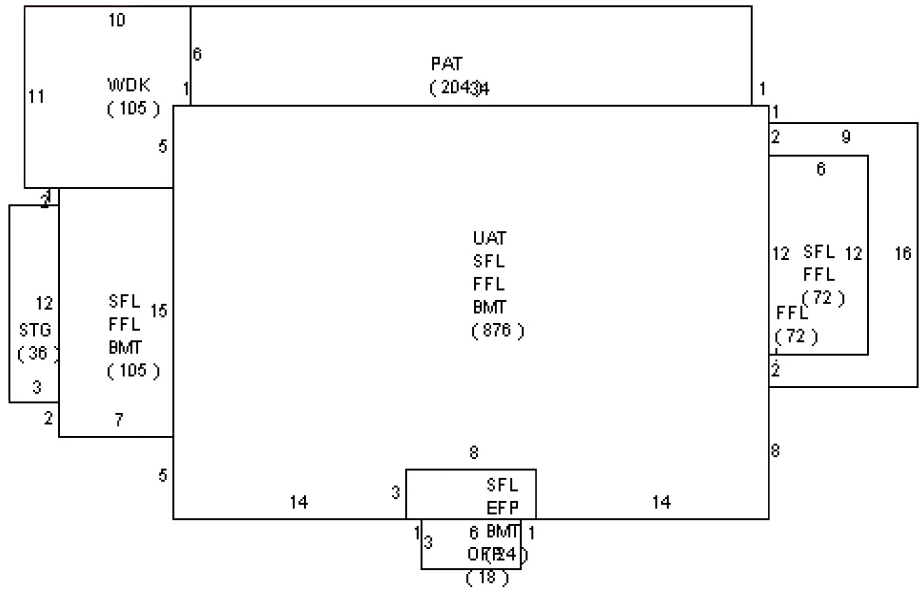
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.01
Special Features:	0	Val/Su Net:	140.83
Final Total:	466300	Val/Su SzAd	211.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,125	147.940	166,432
SFL	Second Floor	1,077	147.940	159,331
BMT	Basement	503	44.380	22,302
UAT	Upper Attic	219	82.850	18,143
PAT	Patio	204	4.130	842
WDK	Deck	105	15.680	1,646
STG	Storage	36	11.670	420
EFP	Enclos Porch	24	73.320	1,760
	Net Sketched Area:	3,311	Total:	371,676
Size Ad	2202	Gross Area	4470	FinArea 2421

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc